



Developing Estero's 1st Comprehensive Plan

January 20, 2016



Process, Requirements & Timeline

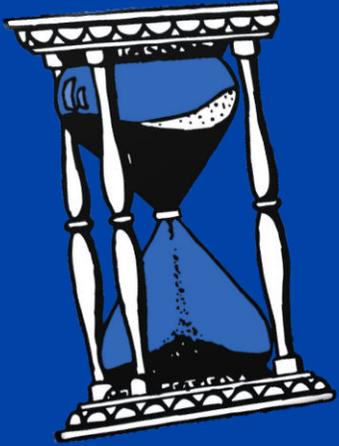


All counties and cities in Florida must adopt a Comprehensive Plan

The Plan includes the Village Vision and helps guide future development



**State Statute requires that a
Comprehensive Plan be adopted within
3 years of a municipality's
incorporation**



**DATE DUE
DECEMBER 31, 2017**



Currently Estero utilizes the Lee County Comprehensive Plan

The Plan contains Estero-specific provisions

- Estero Vision
- Estero Policies for:
 - Landscape
 - Architectural Design
 - Signage
 - Other



Requirements for Comprehensive Plan

- **Future Land Use**
- **Transportation**
- **Community Facilities**
- **Conservation**
- **Recreation/Open Space**
- **Housing**
- **Coastal Management**
- **Intergovernmental Coordination**

* Required by State



Optional elements

Examples:

- **Historic Preservation**
- **Economic Development**
- **Other**



Specific Requirements Future Land Use

- Land Use Categories & Location
- Land Use Map
- Population Estimates & Projections
- Goals, Policies & Objectives

Transportation Element

- **Level of Service- Concurrency**
- **Bike - Pedestrian**
- **Growth Trends**
- **Deficiencies and Needs**
- **Coordination with Land Use**





Community Facilities and Services

- Potable Water
- Sanitary Sewer
- Surface Water Management
- Solid Waste
- Coordination with Regional Water Supply Plan (WMD)





Capital Improvements

- **5-year timeframe**
- **Estimate Public Facility needs and costs**
- **Availability of Public Facilities**
- **Schedule of Projects, Including; Public, State & Federal**
- **Funded or unfunded MPO Transportation Improvements**
- **Ties into budget**

Conservation Element

- **Natural Resource Protection Policies**
- **Wetland Identification, Rivers & Floodplains**
- **Wildlife Protection**
- **Water Conservation**



Intergovernmental Coordination

- **Coordination with**
 - Counties
 - Adjacent Cities
 - State & Region
 - School Board
- **Joint Infrastructure Service Areas**
- **Annexation Policies**





Developing the Plan

- Use existing Plan as basis
- Supplement with other studies
 - *Florida Gulf Coast University Infrastructure & Inventory*
 - *Estero Community Market Assessment*
 - *Village Center*
 - *Estero Community Improvement Foundation Survey*
- Other Data and Analysis



Options for Preparing the Plan

RFQ for Consultant

or

In house development



Planning and Zoning Board Role

- ✓ State requires review by “Local Planning Agency”
- ✓ Planning & Zoning Board = Estero’s Local Planning Agency
- ✓ Planning & Zoning Board reviews the draft Plan Elements and makes recommendations to Council
- ✓ Planning & Zoning Board meetings can be used as a venue for public participation in the process
- ✓ Design Review Board may also review specific Elements



Staff Role

- ✓ Staff coordinates the preparation of Plan Elements
- ✓ Overall Project Management
- ✓ Scheduling at Planning & Zoning Board & Council
- ✓ Reviews consultants work
- ✓ Provides recommendations to Planning & Zoning Board & Council



Estimated Timeline

January 2016

Council Workshop

February 2016

**Request for qualifications for
Consultant**

March 2016

Consultant Review & Selection

April 2016

Contract approval by Council

May-December 2016

**Preparation of Plan Elements
Planning & Zoning Board Workshop
Design Review Board Workshop
Legal Review**



January 2017

Draft Completed

February 2017

Planning & Zoning Board Public Hearing

Design Review Board Meeting

March 2017

Revisions by staff/consultants

April 2017

Council Transmittal Public Hearing

Plan sent to review agencies



July 2017

**Review comments from State
(60 days ORC report)**

August 2017

**Staff review of comments &
revise as needed**

September 2017

**Council adoption hearing
Plan sent to State (10 days)**

October/ Nov. 2017

**State issues Notice of Intent
(45 days)**

December 2017

**Plan effective
(unless Challenged)**



Decision Points

Are we going in the right direction?

Hire Consultant?

Level of Public input?

Any other comments or questions?

